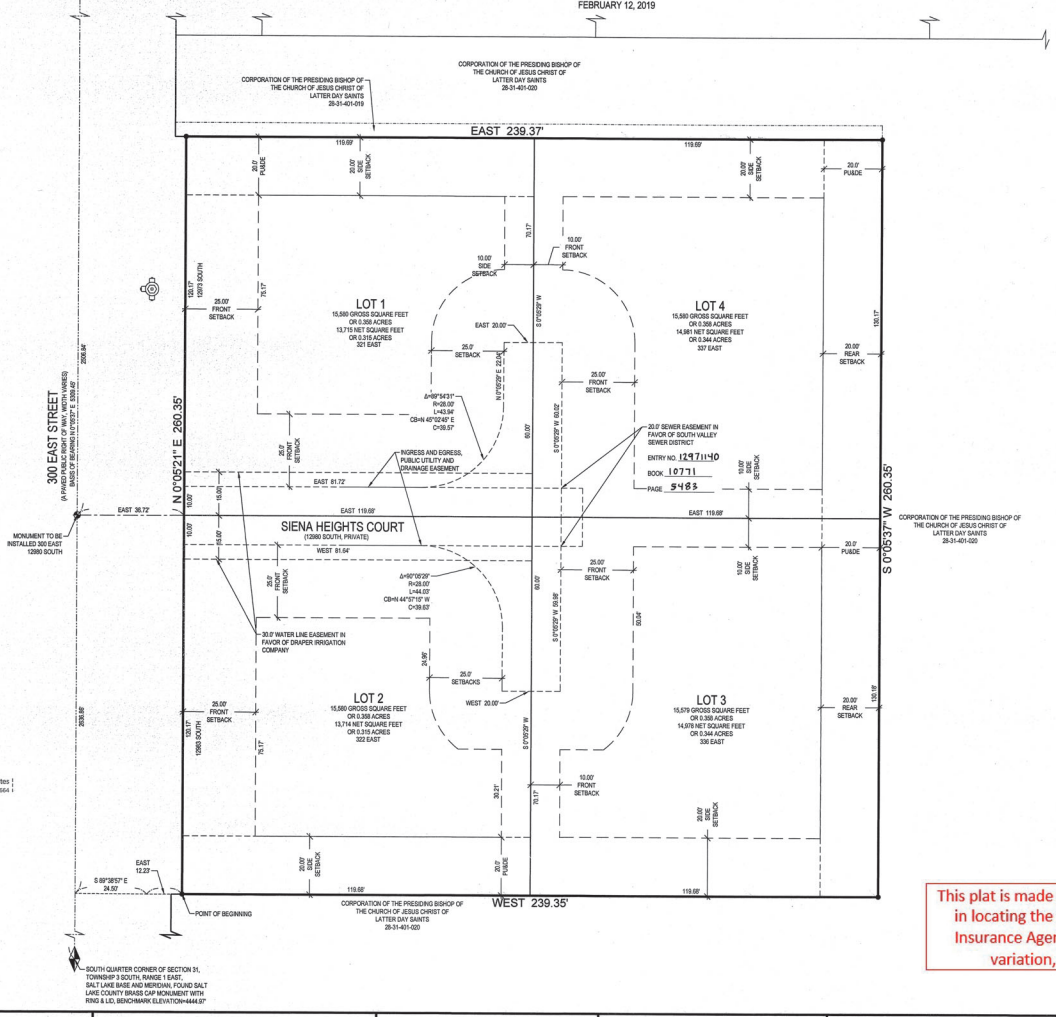
SIENA SUNRISE SUBDIVISION

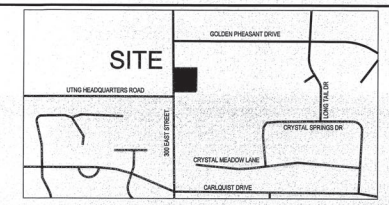
LOCATED IN THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
12975 SOUTH 300 EAST
DRAPER, UTAH 84020
FEBRUARY 12, 2019

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'





VICINITY MAP

SCALE: N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- PU&DE — PUBLIC UTILITIES & DRAINAGE EASEMENT
- () — DENOTES RECORD INFORMATION

NOTES:

1. THE RETENTION PONDS ON EACH LOT IS THE RESPONSIBILITY OF THE LOT OWNER. ~~THERE IS A STORM WATER MAINTENANCE AGREEMENT FOR EACH LOT THAT SPELLS OUT THE REQUIREMENTS. ENTRY NO.____ BOOK ____ PAGE ____~~

2. BASEMENT ELEVATION SHALL BE A MINIMUM OF THREE FEET ABOVE HIGHEST GROUND/WATER ELEVATION AS INDICATED IN GEOTECHNICAL REPORT FROM CMT, #12313.

WATERPRO NOTE:

THIS APPROVAL IS BASED SOLELY ON THE PLANS SUBMITTED TO DATE. ANY CHANGE IN THE PLANS VOIDS THIS APPROVAL AND A NEW APPROVAL MUST BE OBTAINED. THOUGH WATER CAN BE PROVIDED TO THIS PROPERTY, THIS APPROVAL DOES NOT GUARANTEE SERVICE TO THIS PROPERTY. THIS APPROVAL IS ALSO CONDITIONED UPON PROPOSED WATER INFRASTRUCTURE BEING INSTALLED BY THE DEVELOPER OR PROPERTY OWNER AS APPROVED BY THE COMPANY. ANY EXISTING SERVICES FOUND ARE REQUIRED TO BE UPGRADED OR ABANDONED TO CURRENT COMPANY SPECIFICATIONS. REQUIRED SECURITY OF PERFORMANCE, AND ADDITIONAL REQUIREMENTS TO BE MET BEFORE CONNECTING TO WATERPRO'S INFRASTRUCTURE.

SOUTH VALLEY SEWER DISTRICT NOTE:

SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 6861599 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TOGETHER WITH EASEMENTS HERE AFTER TO TO BE KNOWN AS:

SIENA SUNRISE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY LINE OF 300 EAST STREET, SAID POINT BEING SOUTH 00°05'37" WEST 2636.86 FEET AND SOUTH 89°38'57" EAST 24.50 FEET AND EAST 12.23 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH NORTH 00°05'21" EAST 260.35 FEET; THENCE EAST 239.37 FEET; THENCE SOUTH 00°05'37" WEST 260.35 FEET; THENCE WEST 239.35 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 62,319 SQ.FT. OR 1.431 ACRES (4 LOTS)

PROFESSIONAL LAND SURVEYOR DAVID B. DRAPER No. 6861599 03/28/19 STATE OF UTAH

DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

SIENA SUNRISE SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HAND(S)THIS 18th DAY OF April A.D., 2019 ~~2017~~

Kenneth G. Keller

Kenneth G. Keller

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.
ON THE ____ DAY OF ____ A.D., 2019, ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER ____ OF THE ABOVE OWNER'S DEDICATION, ____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.
ON THE 18 DAY OF April A.D., 2019, Kenneth G Kelley PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER 1 OF THE ABOVE OWNER'S DEDICATION, ____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 11-10-2020
COMMISSION # 692049

Emily Dickinson
NOTARY PUBLIC EMILY DICKINSON
RESIDING IN SALT LAKE COUNTY

Go to avery.com/templates
Use Avery Template 5664

Dominion Energy Utah – Note with NO existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-324-5522

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 11 day of April, 20 19
By: Cap Nall
Title: Pro-Coast

PREPARED BY:

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

BOARD OF HEALTH
APPROVED THIS 12 DAY OF Nov. A.D., 2019 BY THE BOARD OF HEALTH
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

DOMINION ENERGY
APPROVED THIS April 11 DAY OF April A.D., 2019 BY DOMINION ENERGY.
SIGNATURE

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 11 DAY OF November A.D., 2019 BY SOUTH VALLEY SEWER DISTRICT
SIGNATURE

ROCKY MOUNTAIN POWER
APPROVED THIS 12th DAY OF April A.D., 2019 BY ROCKY MOUNTAIN POWER
SIGNATURE

CENTURYLINK
APPROVED THIS 11 DAY OF April A.D., 2019 BY CENTURYLINK.
SIGNATURE

WATER PRO
APPROVED THIS 2nd DAY OF October A.D., 2019 BY WATER PRO.
SIGNATURE

FLOOD DISTRICT
APPROVED THIS N/A DAY OF ____ A.D., 2019.
SIGNATURE

SHEET 1 OF 1

COMCAST
APPROVED THIS 11 DAY OF April A.D., 2019 BY COMCAST.
SIGNATURE

DRAPER IRRIGATION COMPANY
APPROVED THIS N/A DAY OF ____ A.D., 2019
SIGNATURE

ZONING ADMINISTRATOR
APPROVED THIS 19 DAY OF December A.D., 2019.
ZONING ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE
APPROVED AS TO COMPLIANCE WITH DRAPER CITY ORDINANCE.
12/20/19
DATE — DRAPER CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 23rd DAY OF December A.D., 2019
DRAPER CITY ATTORNEY

DRAPER CITY MAYOR'S APPROVAL
PRESENTED TO THE DRAPER CITY MAYOR THIS ____ DAY OF ____ A.D., 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
N/A
ATTEST: CITY RECORDER — DRAPER CITY MAYOR

RECORDED # 13154879

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
KENNETH G KELLER
DATE 12/23/2019 TIME 2:41 PM BOOK 2019P PAGE 357
$58.00
FEE $
Sheila Thompson DEPUTY
SALT LAKE COUNTY RECORDER

28-31-255-028 28-31-12,21